
APPENDIX A

NOP AND NOP RESPONSES

Notice of Preparation

Notice of Preparation

To: Responsible and Interested Agencies

From: Town of Los Gatos

110 East Main Street

Los Gatos, CA, 95030

(Address)

(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

The Town of Los Gatos will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An initial study has not been prepared for the proposed project by the Town of Los Gatos.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice, or no later than January 15, 2016. All written public and agency comments should be directed to Jennifer Savage, Senior Planner, at the address shown above. Alternatively, comments can be sent via e-mail to jsavage@losgatosca.gov. Please include the name of a contact person for your agency, if applicable.

A scoping meeting will also be held per Public Resources Code Section 21083.9 to solicit input from the public, local, and state agencies on the scope of the EIR. The date, time, and location for the meeting are shown below.

Project Title: 401-409 Alberto Way

Project Applicant, if any: LP Acquisitions, LLC

Scoping Meeting:

Date: January 12, 2016
Time: 7:00 PM
Location: Town of Los Gatos
Town Council Chambers
110 E. Main Street
Los Gatos, CA 95030

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

PROJECT DESCRIPTION

Project Location

The proposed project is located at 401 – 409 Alberto Way on the northwest corner of Los Gatos-Saratoga Road (State Route 9) and Alberto Way in the Town of Los Gatos. Direct access to the project site is provided by Alberto Way, via Los Gatos-Saratoga Road. Alberto Way is a two-lane roadway that parallels State Route 17 and also serves as the easternmost boundary of the project site. The westerly rear of the site backs up to a forested strip of land and the on-ramp to northbound State Route 17. [Figure 1, Project Location](#), displays the regional location of the project site.

Existing Conditions

The existing project site consists of a 2.15-acre parcel developed with three, three-story wood frame multi-tenant office buildings with on grade parking. The existing office building structures were constructed in the mid-1960s and comprise approximately 31,000 square feet. Parking is currently provided in surface lots. [Figure 2, Project Site](#), outlines the existing project site.

Project Description

The proposed project is the development of two new, steel frame, two-story buildings totaling 92,800 square feet over a two-level, below-grade parking garage, and will include an onsite employee amenity area, visitor parking, new landscaping and a variety of energy efficient and/or sustainable interior and exterior building elements. Development of the site is anticipated to fully comply with all applicable Town of Los Gatos 2020 General Plan goals and policies, as well as applicable standards and guidelines established by the Town Municipal Code. The proposed land coverage would be 49.6 percent of the site and the maximum height would be 35 feet, both of which are consistent with the General Plan Mixed-Use Commercial land use designation. Site development would require demolition of all existing site improvements. The majority of the project site would be excavated to an estimated depth of approximately 20 feet to accommodate the proposed subterranean parking garage. [Figure 3, Site Plan](#), displays the proposed project.

Site Layout and Building Design

The proposed project includes construction of two buildings on the project site. Building A would be located on the northern half of the project site with its entry facing east in the direction of Alberto Way. It would comprise approximately 47,800 square feet and would be slightly larger than Building B, which would comprise approximately 45,000 square feet. Building B would be located on the southern half of the project site with its entry facing north to the interior of the project site.

The exterior design would be composed of a combination of stone veneer and exterior plaster in a contemporary Mediterranean style. A clay tile mansard roof would top the buildings and would provide screening of roof top equipment. Building entries would be accentuated with two-story glass fronts and would be located on the podium level of the garage along with employee amenity spaces and visitor parking.

Landscaping

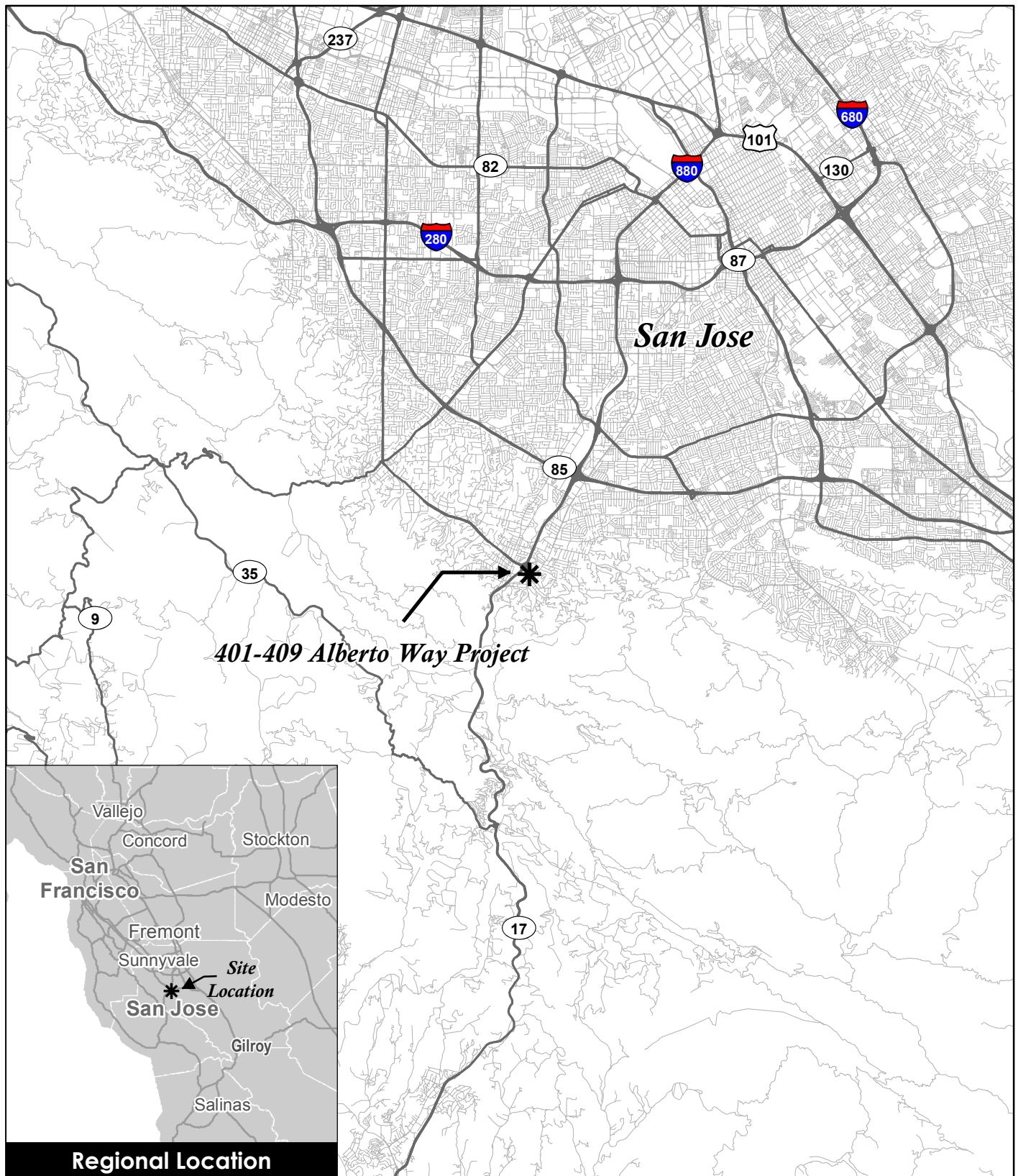
The proposed project includes the preservation of existing street frontage trees, upgraded with additional native shrubs and groundcover. A landscaping plan for the proposed project has been submitted to the Town.

Energy-Saving/Sustainability Features

The proposed project would be designed and constructed in conformance with Cal Green and the latest Title-24 Energy regulations. Additionally, the design would comply with LEED Silver standards for sustainability and energy conservation.

Phasing

Project construction would occur in a single phase with construction commencing in early winter 2017. The construction timeframe is 14 months from the initiation of shell and core to the completion of site work.



0 3 miles

Source: Esri Streetmap North America 2010

Figure 1

Project Location

401-409 Alberto Way EIR NOP



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 Project Site

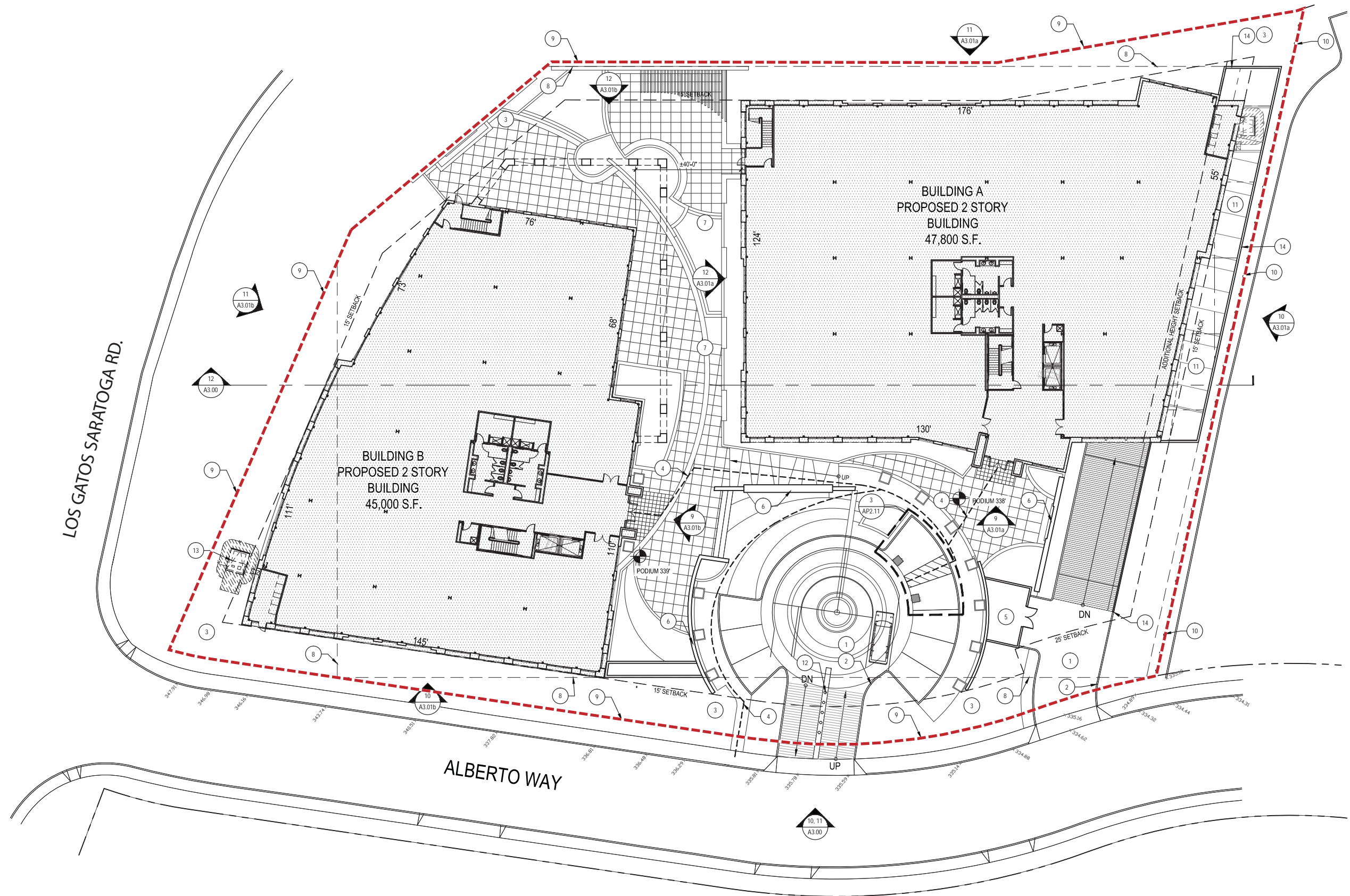
Source: Google Earth 2015



Figure 2
Project Site

401-409 Alberto Way EIR NOP

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 Project Site

Source: Architectural Technologies 2015

Figure 3
Site Plan

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SCOPE OF ENVIRONMENTAL EFFECTS TO BE ANALYZED

The applicant has requested that an EIR be prepared to evaluate the direct and indirect physical impacts resulting from the proposed project. Therefore, the Town will have an EIR prepared. The type of probable environmental effects and scope of analysis associated with construction and implementation of the proposed project are summarized below.

Aesthetics

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would result in less than significant aesthetic impacts (page 2-6), with implementation of the General Plan goals, policies, and actions. Redevelopment and reuse of the project site, including tree removal and landscaping plans, will be evaluated in the EIR.

Air Quality

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would be inconsistent with applicable clean air planning efforts of the Bay Area Air Quality Management District (BAAQMD), as projected vehicle miles travelled (VMT) that could occur under the General Plan would increase at a greater rate than population growth. The General Plan includes extensive goals, policies and actions that aim to reduce vehicle reliance and VMT within the Town. However, the projected growth in vehicle travel could still lead to an increase in regional VMT beyond that anticipated in BAAQMD's clean air planning efforts. As a result, development in Los Gatos would contribute to the on-going air quality emissions that result in non-attainment of ozone ambient air quality standards in the air basin (page 2-6).

The proposed project is an infill (redevelopment) commercial development project and is close to a variety of alternative transportation choices. The EIR will include an analysis of the proposed project's consistency with applicable BAAQMD clean air plans and include an analysis of both the construction and operational air quality impacts.

Biological Resources

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would not result in significant impacts to biological resources (page 2-6), with implementation of the applicable goals, policies, and actions in the General Plan.

The project site is located within an urbanized area, although adjacent to a forested strip of land within the Caltrans right-of-way for State Route 17. The project site is located approximately 425 feet from Los Gatos Creek, however, it is separated from the creek by State Route 17. The EIR will include an evaluation of the project site potential as habitat for special-status plant and animal species and identify whether mitigation measures may be required prior to development.

Climate Change and Greenhouse Gas Emissions

The proposed project would generate mobile source (transportation), area source (on-site use of natural gas and fuel), energy source (electricity use), and other sources of greenhouse gas emissions (GHGs). The Bay Area Air Quality Management District (“air district”) has provided guidance for evaluating GHG impacts based on the statewide reduction goal of 29 percent below business as usual by 2020 as embodied in AB 32, the Global Warming Solutions Act. The air district’s guidance will be used to address project impacts for that target year.

The AB 32 GHG emissions reduction goals are now considered to be interim. In April 2015, Governor Brown signed Executive Order B-30-15. This new order sets a statewide goal of reducing GHG emissions to 40 percent below business as usual by 2030. The 40 percent below business as usual reduction will be considered the threshold of significance for that target year. The air district has yet to update its GHG impact analysis guidance to reflect this change. Consequently, a different methodology will be used for this purpose.

CalEEMod will be the fundamental tool used to produce an estimate of baseline GHG emissions from existing activities within the project site and to estimate project-generated GHG emissions volumes in 2020 and 2030 based on the development types and development capacity assumed for the project.

Cultural Resources

The Town of Los Gatos 2020 General Plan Final EIR concluded that buildout of the General Plan would not result in significant impacts associated with cultural resources with implementation of General Plan goals, policies, and actions.

Although a survey reconnaissance by an archaeologist would likely not uncover any evidence of buried resources (because the site is completely developed); the project site is only about 425 feet from Los Gatos Creek, therefore, it’s likely in an archaeologically sensitive area. Therefore, the EIR will address potential impacts to archaeological resources with the potential to be located on the project site.

Regarding historic buildings, the existing on-site buildings appear to be more than 45 years old (the project description states that they were constructed in the mid 1960's.) However, the Town only considers structures built before 1941 to be historic and potentially significant, so the EIR will not include an evaluation of the existing structures.

Geology and Soils

The Town of Los Gatos 2020 General Plan Final EIR concluded that buildout of the General Plan would not result in significant impacts associated with geology, soils, and seismicity. The applicant has prepared a geotechnical exploration report. This document will be utilized for this section of the EIR, supplemented by additional research as necessary.

Hazardous Materials and Safety

The Town of Los Gatos 2020 General Plan Final EIR concluded that buildout of the General Plan would not result in significant impacts associated with hazardous materials and safety. A Phase I Environmental Site Assessment has been prepared for the project site by the applicant. This document will be utilized for this section of the EIR, supplemented by additional research as necessary.

Hydrology and Water Quality

The Town of Los Gatos 2020 General Plan Final EIR concluded that buildout of the General Plan would not result in significant impacts associated with hydrology and water quality. The project site is located within the 500-year flood zone (Draft EIR Figure 4.8-1) and is located within the Lenihan Dam inundation area (Draft EIR Figure 4.8-2). The EIR will address groundwater and surface water issues.

Noise

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would not result in significant impacts associated with noise (page 2-8). However, as presented in Figure 4.10-3 of the Draft EIR, future noise levels at the project site are projected to be in the 60 to 65 CNEL range. A noise study will be conducted to address the proposed project's impacts on the existing noise environment, as well as the noise environment's effect on the proposed project. The EIR analysis will be based upon this noise study.

Public Services

This section of the EIR will address potential impacts to police and fire protection facilities.

Transportation and Circulation

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would result in significant and unavoidable impacts associated with transportation and circulation, because mechanisms are not currently in place to fund the required improvements (page 2-9).

The applicant prepared a traffic report in July 2015, which was peer-reviewed by the Town in October 2015. The traffic report is currently being revised to address the peer review comments. The traffic report evaluated the proposed project's impacts at the following intersection and freeway segments:

Study Intersections

1. N. Santa Cruz Avenue & Los Gatos-Saratoga Road (SR 9) *
2. University Avenue & Los Gatos-Saratoga Road (SR 9) *
3. Alberto Way & Los Gatos-Saratoga Road (SR 9)
4. Los Gatos Boulevard & Los Gatos-Saratoga Road (SR 9)
5. Los Gatos Boulevard & Caldwell Avenue/Kennedy Road

* Denotes CMP Intersections

Study Freeway Segments

1. SR 17, between Bear Creek Road and SR 9
2. SR 17, between SR 9 and Lark Avenue

Study Scenarios

The following six study scenarios were evaluated:

Scenario 1: Existing Conditions. Existing traffic volumes were based on new traffic counts conducted in the year 2015, while schools were in session, the 2014 CMP count data, and previous studies.

Scenario 2: Background Conditions. Background traffic volumes were estimated by adding to existing peak hour volumes the projected volumes from approved but not yet completed developments. The added traffic from approved but not yet completed developments was provided by the Town of Los Gatos. Background conditions assume the project site is operating at full occupancy.

Scenario 3: Background plus Project Conditions. Background traffic volumes with the project were estimated by adding to background traffic volumes the traffic generated by the proposed project less the trips generated by the project site at full occupancy. Background plus project conditions were evaluated relative to background conditions in order to determine potential project impacts.

Scenario 4: Existing Plus Project Conditions. Existing traffic volumes with the project were estimated by adding to existing traffic volumes the traffic generated by the proposed project less the trips generated by the existing uses. Existing plus Project conditions were evaluated relative to existing conditions in order to determine the effects the project would have on the existing roadway network.

Scenario 5: Cumulative Conditions. Cumulative conditions include traffic growth projected to occur due to the approved development projects and other proposed but not yet approved (pending) development projects. The added traffic from pending development projects was provided by the Town of Los Gatos. Cumulative conditions assume the project site is operating at full occupancy.

Scenario 6: Cumulative plus Project Conditions. Cumulative plus project traffic volumes were estimated by adding to cumulative traffic volumes the trips associated with the proposed project less the trips generated by the project site at full occupancy. Cumulative plus project conditions were evaluated relative to cumulative conditions in order to determine potential project impacts.

This report and peer review will be used in preparation of this section of the EIR.

Water Service

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would not result in significant impacts associated with water supply (page 2-9), with implementation of applicable General Plan goals, policies, and actions. This section of the EIR will estimate the proposed project's water use and include a determination if the water supplier can adequately serve the project. The EIR will briefly discuss the sources of water supplied to the proposed project and will also address the current water conservation efforts both locally and statewide.

Wastewater Service

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would not result in significant impacts associated with wastewater (page 2-9), with implementation of applicable General Plan goals, policies, and actions. This section of the EIR will address the volume of wastewater expected to be generated by the proposed project, the capacity of the existing and/or proposed lines, and the capacity of the wastewater treatment plant and its ability to adequately serve the project.

Storm Drainage

The Town of Los Gatos 2020 General Plan EIR concluded that buildout of the General Plan would not result in significant impacts associated with storm drainage (page 2-9), with implementation of applicable General Plan goals, policies, and actions. Storm water and project site soils permeability was addressed in the geotechnical exploration prepared for the project. This report will be used in preparation of this section of the EIR. This section of the EIR will also address the environmental impacts associated with the proposed project's storm drainage infrastructure.

Energy

The proposed project will create new demand for energy during its construction and operational phases. The primary demand will be fuel for vehicles and electricity and gas consumed on site. A general profile of the project energy demand will be provided along with discussion of regulatory requirements for addressing energy demand and of any energy conservation measures that the applicant is proposing to incorporate into the project.

Other Issues

Other issues not anticipated to potentially result in significant impacts will be briefly discussed in this section of the EIR.

Cumulative Impacts

As allowed by CEQA Guidelines section 15130 (b)(1)(B), the EIR will include a summary of projections contained in the Town of Los Gatos 2020 General Plan to form the cumulative projects scenario; i.e. buildout of the general plan. A summary of the impacts discussed in the general plan EIR will also be presented and will be supplemented by new data, as appropriate. The EIR will include an evaluation and determination as to whether the proposed project's impacts are cumulatively considerable.

Growth-Inducement

CEQA Guidelines section 15126.2(d) requires an EIR to include a discussion of the growth-inducing impacts of a project. The EIR will address the proposed project's potential for growth-inducing impacts.

Irreversible Environmental Changes

CEQA Guidelines section 15126.2(c) requires an EIR to include a discussion of the significant irreversible environmental change which would be caused by a proposed project. This section of the EIR will address this issue.

Significant and Unavoidable Effects

Any impacts determined to be significant and unavoidable, as discussed in other sections of the EIR, will be summarized in this section of the EIR.

Alternatives

In accordance with CEQA Guidelines section 15126.6, the EIR will include analysis of a reasonable range of alternatives to the proposed project, or to the location of the project, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. An evaluation of the comparative merits of the alternatives will be presented.

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Jennifer Savage

From: Timothy Gafney <tkgafney@comcast.net>
Sent: Tuesday, January 12, 2016 7:58 PM
To: Jennifer Savage
Subject: January 12 Scoping Meeting

My name is Tim Gafney; I live in the small townhome complex at 435 Alberto Way. This is the comment I should have made at the scoping meeting regarding the proposed development at 401 to 409 Alberto Way:

At some time I would like to find out how the Town plans to handle development in the larger area. Alberto Way is a short, winding, narrow and fairly dangerous street to drive on. It is home to an Inn, a senior housing complex, and three townhome complexes. The proposed development is far too large for the site and the area, but there is more to consider. The office complex at the end of Alberto Way is large and has been up for proposed development in the past. A large development at that site coupled with the subject development would cripple the street and destroy any idea of residential living. Similarly, the Los Gatos Lodge property has been proposed for development in the past, and will undoubtedly will be again. The potential for three developments in such a small area is disturbing, and handling them one at a time is unnerving

Thank you

Tim

Jennifer Savage

From: Dana Hamm <dhamm@hiplink.com>
Sent: Thursday, January 14, 2016 1:29 PM
To: Jennifer Savage
Subject: Alberto Way Project

Ms. Savage,

My name is Dana and I currently live in the Pueblo de Los Gatos Complex at 420 Alberto way which is directly across the proposed construction. Not only have I resided here for the last 7 years, but I grew up in Los Gatos. I attended Lexington Elementary, Fisher Middle School and graduated from Los Gatos High School. I have never wandered too far from the town even as an adult. Once I had children there was no question that I wanted to move back to Los Gatos so they could have the type of childhood and education I had. Buying a home here was out of the question for me so the quaint and quiet condo was perfect for myself and my two daughters who are 13 and 10. Not only did I grow up here, live here, have two girls in school here, but I also work here as well.

Over the last decade I have watched in sadness and horror as this beautiful, quiet, close nit town has turned into a busy, congested, traffic ridden city and its heartbreaking. I no longer feel safe going for a run around town with the increase in traffic, I worry more and more about my daughters walking to and from school themselves and when it takes me longer to drive to their school in the morning than walk, there is a problem.

I am absolutely against this construction project. It is bad enough that the taller building will completely take away what little view we have left of the trees and mountains from our street but it will greatly increase the danger for all of the kids who live not only in my complex but the all the rest of the residence down Alberto Way. You are now asking me to be ok with letting my 13 and 10 year old walk to school while big rigs, tractors and construction trucks are back and forth non-stop on that street. While there is building demolition going on and all of the dirt and dust is building in the air, I'm asked to be ok with my children walking through it breathing that in day in and day out. It is dangerous for them to be walking back and forth in the middle of that let alone the increased danger with the traffic going from bad to worse. Your asking me to be ok with the increase in commute time because of the number of trucks etc for this project that will take months if not years and I am not ok with any of it.

Not only is the construction itself a danger to my children and all of the kids who walk to and from school who live on Alberto but what happens to our property value now that a seemingly quiet residential street with a small office complex turns into a massive 2 story office space with parking for 350 cars after there was just an add on of a business building on the corner of Alberto and Los Gatos Saratoga? You have to be kidding me. Now the quaint quiet street has turned into a business park. Who wants to live on a highly congested street with no view of the mountains just buildings and horrific traffic where it takes 20 minutes to drive ½ mile to the closest elementary school? The reason my daughters walk to school right now is for that alone..it takes them less time to walk the 15 minutes to school than it does for me to drive them in my car because of all of the traffic and now we want to add traffic to an already congested area. Property values will drop for all of us on that street and the standard of living will drop as well. I am appalled at the sheer number of construction projects in what use to be such a beautiful town. I don't see that beauty anymore, I see pure greed and that saddens me. How quickly we forget the problems we had this summer with beach traffic through town and now we are adding more buildings? There comes a point where we need to look at the standard of living for the families who reside here, who pay taxes here, who raise our children here and want a safe place to do so. There comes a point in time where just because you could build, doesn't mean you have to approve it. We need to look beyond the dollar and look at the dangers of the construction for all the families and children on that small street, how stressful it is going to be with increased traffic to get those kids to school, how it is going to affect our property values. There comes a point where you need to say no, no our residents and their quality of life are more important than new construction. Maintaining the TOWN not city feel is more important. I remember in the 80's when we fought so hard to

stay "Town of Los Gatos" because we were being asked to change it to City.....where is that mentality now? Stop building, stop construction, stop lowering the quality of living for our families and our children by increasing the traffic to a ridiculous level.

Dana Hamm
HipLink Software
Account Manager

718 University Ave
Los Gatos Ca 95032
(408) 399-6120 ext 208



Jennifer Savage

From: Roman Rufanov <rrufanov@gmail.com>
Sent: Thursday, January 14, 2016 4:54 PM
To: Jennifer Savage
Cc: Victoriya Rufanova
Subject: env assessment for Alberto way

Hi Jennifer,

Here are the concerns regarding proposed office building in Alberto way.

a) Children Safety

With new traffic turning left to Alberto and left again into proposed new building - it will become nearly impossible for children to cross Alberto on the way to school.

- they can not cross Alberto away from stop light since cars are speeding to Alberto Oaks and there are no speed bumps

- they can not come to stop light since 200+ cars will be trying to make there in morning time

It is not safe and should be addressed by reducing scope of the project.

b) Proposed building should have ample visitor parking.

Otherwise everyone will be parking in nearby steeps and complexes.

Since this is the only street - that means that it will be all taken and no space left for residents.

Also conflicts will erupt as people start parking in residential designated spots.

c) Misfit from style prospective

Nigh concrete and steel and glass building does not fit current low-key low-profile neighborhood.

I bought the property based on what I seen 1 year ago.

Tuning it into business-dominated area is not what most residents wanted when they bought their property. This will greatly degrade quality of life.

d) Negative impact on property value

Proximity of the large business complex will have negative impact on property values.

- Could you please seriously look into these issues?
- I think scaling back the proposed plan by factor of 2-3 will be the best way to balance developer's and resident's needs and wants.

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My new email address : RRufanov@GMAIL.COM

Roman Rufanov

Jennifer Savage

From: Cathy J. Cathey <ccathey@bfr.com>
Sent: Thursday, January 14, 2016 6:40 PM
To: Jennifer Savage; savage@losgatosca.gov
Subject: Alberto Way project Los Gatos

Hi Jennifer,

I would like to express my concerns regarding the proposed Alberto Way project. I live at 420 Alberto Way.

First of all, I'd like to mention that I was in approval of the nearby project that occurred several years ago—I believe it was called the 55 Los Gatos Blvd project—basically the location of the (now) Best Western hotel and Satellite Dialysis. When that project was originally starting, I thought it sounded like a good idea, and it was described as an upgrade to the motel, and the remaining property would be small retail type shops, Coffee shop, card store, dry cleaning, small restaurant, etc.

The good news was that the motel did upgrade. The bad news is that none of the other promised goods and services were fulfilled. I don't have an issue with the dialysis center, but where is the coffee shop, the card store? And the restaurant has never materialized. In addition, this project remains incomplete many years after its inception. I know that it stalled through the recession, and that there was a water main issue—but I'm guessing that the project is going on 8-10 years now! SLOW.

So, with regard to the new proposed project, I am a little jaded by the previous experience described above. In addition, I have some serious concerns regarding the aesthetics of the buildings and how that the plan relates to the rest of the neighborhood. This seems to be a very large scale project that will bring in much more traffic to our community, with a non-stop barrage of construction trucks and cars to this mostly residential neighborhood. I don't see anything that will enhance the desirability of our neighborhood from a residential standpoint. More traffic, big office buildings to look at every day, etc. What are the benefits to those of us who live here? Frankly, I don't see any.

Thanks for your consideration in reading my email.

Cathy Cathey

Cathy Cathey
Commercial Sales Manager
408 605-2360 cell
Brook Furniture Rental
799 E. El Camino Real Suite 200
Sunnyvale, Ca 94087
408 720-1252
408 720-1258 fax



Jennifer Savage

From: Karenszabo <szabo243@earthlink.net>
Sent: Thursday, January 14, 2016 7:52 PM
To: Jennifer Savage
Subject: Development Project On Alberto Way
Attachments: 401_409%20Alberto%20Way_NOP_Final.pdf

Dear Sir,

I have in Los Gatos my whole life.

After many many years living in an apartment on Towne Terrace, I moved to a condo at 420 Alberto Way, less than one year ago.

My windows looks directly at the current office complex across the street. This proposed project will have an adverse affect on my living quarters, dust, dirt and congestion. As well as block my beautiful view of my beloved hills! The view is one of the main reasons that I moved here.

Please please please do not allow this project to continue.

It will cause a great amount of distress for the neighbors who live here.

I value my beautiful view and my hometown.

Thank you,

Karen Szabo

420 Alberto Way

View of the Hills, Ca 95032

Jennifer Savage

From: Katarzyna Makowska Jerome <kmjerome@hotmail.com>
Sent: Thursday, January 14, 2016 8:32 PM
To: Jennifer Savage
Subject: Proposed project - 401-409 Alberto Way

Hi Jennifer,

I am an owner of a condo at the Pueblo De Los Gatos complex across the street of the proposed project.

Just like my neighbors I have concerns regarding the project and hope with all my heart it won't be approved. I feel our quality of life will be comprised during the construction and after when it's finished.

In my opinion this is simply not a good site for such a big project. The area is dense as it is and the traffic is very bad right now. I can't imagine what it would be like during the construction and when all the office workers pour in.

In the morning it takes me and my son 10 min just to get past the traffic light and onto Los Gatos- Saratoga Rd. And then another 10 min to get to Los Gatos Blvd.!!

Other concerns are noise, dust, loss of street parking, view blockage...the list goes on and on.
We have a lot of noise as it is coming from highway 17 as well as Los Gatos-Saratoga Rd.

There are a lot of kids and senior citizens in the area and I feel this project will be a major hassle.

My other worry is I won't be able to sell my place as easily if I decide to do so in the near future.

The site is not suitable for a project of this magnitude... Triple the size of the existing building!
We live here and we are the ones who will have to live with it and experience it every day.

Please consider all of this and thank you for your time.

Kindly,

Kasia Jerome

Jennifer Savage

From: Stephanie Raney <stef@radke.org>
Sent: Friday, January 15, 2016 9:05 AM
To: Jennifer Savage
Subject: 401-409 Alberto Way Project

Dear Ms. Savage,

I am writing to express my concern about the impact this project will have on quality of life in our town. My most immediate concern is the impact on traffic.

The current onramps to Hwy 9 at that location are wholly inadequate and often seem quite unsafe with the very short merge distance. The offramp from southbound 17 to Hwy 9 often seems quite busy and very dangerous with the overlap of cars trying to get onto 17 and the cars coming off. I have often seen people exiting Hwy 17 come to a standstill at the top of the exchange as they try to get over to the Alberto left turn lane. When I have witnessed this behavior, it has come close to causing accidents. Tripling the occupancy at the Alberto Way location will significantly negatively impact this exchange.

I also have concerns about the impact of traffic on the rest of the feeder streets in town. Each new development that is added to our town places yet another traffic burden on our major and minor streets. I know there are no easy solutions to the natural limitations on our roads, but please consider this impact and reduce the size of this project and demand more financial support from the developers to mitigate impact on traffic.

Thank you,
Stephanie Raney Radke
90 Cleland Ave.
Los Gatos, CA 95030
(408) 603-4213

Jennifer Savage

From: Brian Wynn <brian.wynn83@gmail.com>
Sent: Friday, January 15, 2016 9:52 AM
To: Jennifer Savage
Subject: Proposed expansion on Alberto Way

Dear Jennifer,

My name is Brian Wynn, and I'm a resident of the Pueblo de Los Gatos complex located at 420 Alberto Way.

I wanted to write to you in regards to the proposed construction across the street from my home. I understand that many of the impacts have been laid out in the Environmental Impacts document: <http://www.losgatosca.gov/DocumentCenter/View/15661>, however, many of the concerns of the local residents along our small residential street are not effectively construed in this evaluation.

I won't waste either of our time debating acceptable decibel levels of the construction, or whether or not the additional traffic and population of our street would require additional thoroughfares or street widening to accommodate the fact that we live in a flood hazard zone.

I'm much more interested in expressing my concern for the residents of our neighborhood, because that's exactly what this street is when you drive down here. We are a neighborhood flanked by commercial developments along HWY 9 and the business complexes that are down at the end of Alberto Way. This is a neighborhood, or at least, it sure seems like it considering all of the people here. My concern is for the safety and the long term impacts that having a construction crew work on this site for the duration of the 2 years that I've heard tossed around. I'm worried about the increased traffic on our small, residential street - during construction and after. We have a lot of young families living on this street, with children frequently out playing in common areas. There are pets, a senior living facility. This is a small community that we have nestled down Alberto Way. What considerations have been taken for us?

How will this proposed building and it's construction not have a direct impact on the residents here? What will happen to the property values along our street as commercial buildings go up and more construction takes place? Do you think they will go up? Do you expect that future employees of this complex will move into my complex thus strengthening our home values? What are future plans for our neighborhood? Further commercial development? What is this part of town going to be zoned as? Because right now, the infrastructure currently in place sure seems to be designed as a residential zone, yet commercial development (first with the motel lot's expansion, also on the corner of HWY 9) continues.

Needless to say, I am not in support of this proposed development. From the details laid out in the Environmental Impact report, and from our recent experience with the expansion of the motel, this development doesn't make sense for our neighborhood. Los Gatos is a small town. If you want to expand, go do it down over next to Netflix and away from my home.

Regards,

Brian Wynn
brian.wynn83@gmail.com

Sent from my iPhone

Jennifer Savage

From: Karen Hebert <karen@oyagroup.com>
Sent: Friday, January 15, 2016 10:56 AM
To: Jennifer Savage
Subject: Project 401-409 Alberto Way

Hi Jennifer,

I received this notice from a neighbor at Nextdoor. I live on University Avenue very close to Hwy 9. The work that has been done off University and Hwy 9 lately has seriously impacted my neighborhood. The traffic is WAY more then when I moved here 10 years ago. This ramp to and from Hwy 9/Hwy 17 is already impacted and busy. This is a bad idea and I don't want to see more development along this corridor that would bring many, many more cars into this area. I doubt the road traffic can handle it which will push more traffic onto Hwy 9, University, and LG Blvd. Not to mention more cars coming into Hwy 17 on ramp which is already precarious. That ramp from Hwy 9 to Hwy 17 is very short and there is not much room for merging.

I'm all for development of old and run down buildings, but please reconsider approving this redevelopment plan at the currently proposed increased scale. It is too large.

"This project is quietly trying to sneak its way into our town!

Please write to planning dept by Friday, January 15th before 5 PM to share you concerns.

This proposed development sits at the corner of Highway 9/ Los Gatos Saratoga Road & Alberto Way (at the on ramp to Highway 17 North and across the street from the Los Gatos Lodge). Many of us already know what a mess traffic is during school hours/commute hours, well imagine an additional 350 cars trying to make their way into town at this intersection!

The proposal will take approx. two years to complete and will include the demo of the current building of approx. 30,000 sq ft of office space (a mix of chiropractic, law offices, counseling, small business, etc), and build a new complex triple the size @ approx. 95,000 sq.ft + an underground parking garage that will accomodate 350 cars!

The environmental impact report is about to begin and we have unti Friday January 15th by 5 PM to submit our feedback. Please send your emails to Jennifer Savage, Senior Planner for Town of LG. jsavage@losgatosca.gov.

I hope you have a fabulous day!

Karen Hebert | CEO and Chief Creative Officer
The Oya Group
Position, Brand, Execute

408 358-3444 ext. 222 | 408 398-5151 cell

email karen@oyagroup.com
skype [kj.hebert](https://www.skype.com/people/kj.hebert)
web www.oyagroup.com
blog <http://oyagroup.com/blog>
linkedin <http://www.linkedin.com/in/kjhebert>

Jennifer Savage

From: Bonna Kauffman <bonnasue@yahoo.com>
Sent: Friday, January 15, 2016 1:33 PM
To: Jennifer Savage
Subject: Fw: notes re construction on Alberto Way meeting Jan 12, 2016

Jennifer, I took some notes at the meeting Jan 12 and am sending to you as part of the documentation process.

Thank you.

(I didn't think this was going to be the meeting where input from the community was being solicited but that's exactly what took place the whole meeting. The meeting was supposed to be strictly about Environmental Impact.)

Jennifer Savage, a Planner from the Community Development Dept with the Town of Los Gatos was there as well as a gentleman from the town's environmental study group. (He also participates in the north 40 review.)

There were a few neighbors who live on Alberto Way there as well as a woman who spoke on behalf of The Commons. There were residents there who live at Bella Vista Village.

Here's somewhat of a list of comments/objections that people made-- too many cars will be in & out of the construction area every day, where will the huge construction trucks and vehicles park, there are only 6 visitor spaces as part of the new construction so visitors will be parking on the street. And parking on Alberto Way is already tight to begin with. A gentleman talked about his kids needing to walk to school safely and they'll be at risk with all that construction and the traffic even after built. The woman from the Commons talked about all the elderly folks walking in the area and being put at risk.

Other points raised: the plan says that the left turn lane onto Alberto Way from Hwy 9 is to be extended 100 feet which will be hardly enough with the increased traffic. Somebody commented that a right turn only lane was to be added coming from Alberto Way, going on to Hwy 9 but there's hardly enough room now for two cars to align side-by-side. Someone expressed concern about the fact that there's only one way out of Alberto Way and how will people get out of our area in the event of an emergency if the population gets denser. We'll need a disaster recovery plan.

More than one person talked about the homeless that live in the area that'll probably end up making their home in the underground garage at night and congregating there. Someone specifically said the size & scope of the project is way too large for our area and needs to be downsized. Somebody talked about the construction noise and wants

to know what will be the daily start and end times. A person commented that the steel & glass configuration of the new office space building is not appropriate for our area.

So that's just a dump of what I took notes on. I'm not sure what next steps are but Jennifer is accepting comments via email until Friday: JSavage@losgatosca.gov and after Friday: planning@losgatosca.gov.

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

P.O. BOX 23660

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

www.dot.ca.gov

RECEIVED

JAN 15 2016

TOWN OF LOS GATOS
PLANNING DIVISION*Serious Drought.
Help save water!*

January 15, 2016

SCLVAR063
SCLVAR/PM VAR
SCH# 2015122041Ms. Jennifer Savage
Planning Division
Town of Los Gatos
41 Miles Avenue
Los Gatos, CA 95030

Dear Ms. Savage:

401-403 Alberto Way Office Development Project – Notice of Preparation

Thank you for continuing to include the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans has reviewed the Notice of Preparation (NOP) to ensure consistency with its mission and state planning priorities of infill, conservationism, and efficient development. Please refer to the previous comment letter, dated September 8, 2015, on this project's Traffic Impact Analysis (TIA) Workslope. Caltrans provides these comments consistent with the State's smart mobility goals to support a vibrant economy and build communities, not sprawl.

Project Understanding

The proposed project is located immediately adjacent to the northbound on-ramp from State Route (SR) 9/Los Gatos Saratoga Road to SR 17 in the northeast quadrant of the interchange. It would demolish the existing 93,500 square-foot (sf) general office complex and replace it with a 93,500 sf general office complex. Access to the project site would be provided via two driveways located on Alberto Way.

Lead Agency

As the lead agency, the Town of Los Gatos (Town) is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Traffic Impacts

The environmental document should include an analysis of the travel demand expected from the

*"Provide a safe, sustainable, integrated and efficient transportation
system to enhance California's economy and livability"*

Ms. Jennifer Savage/Town of Los Gatos
January 15, 2016
Page 2

proposed project. Caltrans recommends using the Caltrans *Guide for the Preparation of Traffic Impact Studies* for determining which scenarios and methodologies to use in the analysis, available at: www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf. Please ensure that a TIA is prepared providing the information as request in the Caltrans comment letter on the TIA Workscope.

As stated in the NOP, since the Town of Los Gatos 2020 General Plan Environmental Impact Report concluded that buildout of the General Plan would result in significant and unavoidable impacts associated with transportation and circulation because mechanisms are not currently in place to fund the required improvements, then Caltrans will request the Town pay an ad-hoc fee to fund mitigation for impacts to State facilities due to this project. Given the project's contribution to area traffic and its proximity to SR 17 and SR 9, Caltrans will require the project to contribute its fair share in fees for impacts to State facilities.

Caltrans is committed to working with the Town, other local partners, and the developer to secure the funding for and to implement identified or comparable measures, subject to future CEQA clearance, if required. These contributions would be used to lessen future traffic congestion and improve transit and pedestrian and bicycle safety in the project vicinity. If the Town desires additional assurances about how the contributions will be used, mechanisms such as traffic mitigation agreements or cooperative agreements can provide those assurances. For example, the Town could contribute to the upcoming Santa Clara Valley Transportation Authority's (VTA) traffic study on SR 17 as mitigation.

Vehicle Trip Reduction

Caltrans encourages the Town to locate future housing, jobs, and employee-related services near major mass transit centers with connecting streets configured to facilitate walking and biking. This would promote mass transit use thereby reducing regional vehicle miles traveled (VMT) and traffic impacts. Suggested Transportation Demand Management (TDM) strategies include bicycle parking and providing transit passes and/or transit subsidies to employees. The project proponent should also work with Santa Clara Valley Transportation Authority (VTA) to decrease headway times and improve way-finding on bus lines to provide a better connection between the project, the Winchester Light Rail Station, and regional destinations. TDM programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness.

This smart growth approach is consistent with Metropolitan Transportation Commission's (MTC) Regional Transportation Plan/Sustainable Community Strategy goals of both increasing non-auto mode transportation, and reducing per capita VMT by 10 percent. Please refer to "Reforming Parking Policies to Support Smart Growth," a MTC study funded by Caltrans, for sample parking ratios and strategies that support compact growth. Reducing parking supply can encourage alternate forms of transportation, reduce regional VMT, and lessen future traffic impacts on the State Highway System (SHS).

Ms. Jennifer Savage/Town of Los Gatos
January 15, 2016
Page 3

A fully connected network of bicycle and pedestrian facilities will provide a viable alternative to driving, facilitate transit use, and help reduce air pollution and greenhouse gas emissions. Any gap, even if a mile or less, is considered a barrier to bicycle access. SR 9 (Saratoga-Los Gatos Road) is part of the Old Highway 9 Corridor, which has been identified by the VTA as one of the 24 Cross County Bicycle Corridors as outlined in *The 2008 Countywide Bicycle Plan*. The project should propose clear, actionable language for bicycle and pedestrian facilities, to ensure improvements are constructed as specified in the proposed project. Sidewalks "must" (not "should") comply with the Americans with Disabilities Act (ADA) and ensure ADA accessibility.

Voluntary Contribution Program

Caltrans encourages the Town to participate in the VTA's voluntary contribution program and plan for the impact of future growth on the regional transportation system.

Cultural Resources

Caltrans requires that a project's environmental document include documentation of a current archaeological record search from the Northwest Information Center of the California Historical Resources Information System if construction activities are proposed within State right-of-way (ROW). Current record searches must be no more than five years old. Caltrans requires the records search, and if warranted, a cultural resource study by a qualified, professional archaeologist, and evidence of Native American consultation to ensure compliance with CEQA, Section 5024.5 and 5097 of the California Public Resources Code, and Volume 2 of Caltrans' Standard Environmental Reference (www.dot.ca.gov/ser/vol2/vol2.htm).

These requirements, including applicable mitigation, must be fulfilled before an encroachment permit can be issued for project-related work in State ROW. Work subject to these requirements includes, but is not limited to: lane widening, channelization, auxiliary lanes, and/or modification of existing features such as slopes, drainage features, curbs, sidewalks and driveways within or adjacent to State ROW.

Traffic Control Plan (TCP)

Since it is anticipated that vehicular, bicycle, and pedestrian traffic along SR 17 and SR 9 will be impacted during the construction of the proposed project requiring traffic restrictions and detours, a Caltrans-approved TCP is required to avoid project-related impacts to the SHS. The TCP must also comply with the requirements of corresponding jurisdictions. In addition, pedestrian access through the construction zone must be in accordance with the ADA regulations (see Caltrans' *Temporary Pedestrian Facilities Handbook* for maintaining pedestrian access and meeting ADA requirements during construction at:

www.dot.ca.gov/hq/construc/safety/Temporary_Pedestrian_Facilities_Handbook.pdf) (see also Caltrans' Traffic Operations Policy Directive 11-01 "Accommodating Bicyclists in Temporary Traffic Control Zones" at: www.dot.ca.gov/hq/traffops/policy/11-01.pdf).

For further TCP assistance, please contact the Caltrans District 4 Office of Traffic Management Operations at (510) 286-4579. Further traffic management information is available at the following website:

Ms. Jennifer Savage/Town of Los Gatos
January 15, 2016
Page 4

www.dot.ca.gov/hq/traffops/trafmgmt/tmp_lcs/index.htm.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to: David Salladay, District Office Chief, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See this website for more information:
www.dot.ca.gov/hq/traffops/developserv/permits.

Should you have any questions regarding this letter, please contact Brian Ashurst at (510) 286-5505 or brian.ashurst@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: Scott Morgan, State Clearinghouse
Robert Swierk, Santa Clara Valley Transportation Authority (VTA) – electronic copy
Robert Cunningham, Santa Clara Valley Transportation Authority (VTA) – electronic copy

**Town of Los Gatos
SPEAKER'S CARD**

DATE: 11/2/16

AGENDA #: _____

The Town of Los Gatos welcomes you and encourages your participation in the public process. The Speaker's Card is a tool for the Mayor or Chair to identify those who wish to speak, and to ensure the correct spelling of a speaker's first and last name when recording testimony in the official minutes of this meeting. Completion of this form is voluntary. ***Please return this card to the Clerk/Recording Secretary.***

**PRIOR TO GIVING YOUR TESTIMONY, PLEASE STATE
YOUR FIRST AND LAST NAME AND ADDRESS FOR THE RECORD.**

NAME: PLEASE
PRINT

RICHARD VACCARELLO

ADDRESS: _____

182 CUESTA DE LOS GATOS WAY

CITY/STATE/ZIP: _____

LOS GATOS CA

REPRESENTING: _____

SELF

SUBJECT: _____

401 ALBERTO WAY PHONE: 408 832 5898

☐ YES, I wish to subscribe to the Town's "What's New" email service to receive periodic notices about community events, services and issues. **My email address:** _____

For more information, visit the Town's web site at www.LosGatosCa.gov

**Town of Los Gatos
SPEAKER'S CARD**

DATE: 12 Jan 2016

AGENDA #: _____

The Town of Los Gatos welcomes you and encourages your participation in the public process. The Speaker's Card is a tool for the Mayor or Chair to identify those who wish to speak, and to ensure the correct spelling of a speaker's first and last name when recording testimony in the official minutes of this meeting. Completion of this form is voluntary. ***Please return this card to the Clerk/Recording Secretary.***

**PRIOR TO GIVING YOUR TESTIMONY, PLEASE STATE
YOUR FIRST AND LAST NAME AND ADDRESS FOR THE RECORD.**

NAME: _____
PLEASE
PRINT

ROMAN RUFANO

ADDRESS: _____

435 Alberto way #5

CITY/STATE/ZIP: _____

Los Gatos CA

REPRESENTING: _____

myself

SUBJECT: _____

children can not

cross the street

PHONE: _____

414-736-0066

- ☐ YES, I wish to subscribe to the Town's "What's New" email service to receive periodic notices about community events, services and issues. **My email address:** _____

For more information, visit the Town's web site at www.LosGatosCa.gov

**Town of Los Gatos
SPEAKER'S CARD**

DATE: 1/12/16

AGENDA #: _____

The Town of Los Gatos welcomes you and encourages your participation in the public process. The Speaker's Card is a tool for the Mayor or Chair to identify those who wish to speak, and to ensure the correct spelling of a speaker's first and last name when recording testimony in the official minutes of this meeting. Completion of this form is voluntary. *Please return this card to the Clerk/Recording Secretary.*

**PRIOR TO GIVING YOUR TESTIMONY, PLEASE STATE
YOUR FIRST AND LAST NAME AND ADDRESS FOR THE RECORD.**

NAME: PLEASE
PRINT

Nichole Rolle

ADDRESS: _____

420 Alberto Way, Unit 4

CITY/STATE/ZIP: _____

Los Gatos, CA 95032

REPRESENTING: _____

Resident

SUBJECT: _____

Project Proposal - 401-409

PHONE: _____

Alberto Way

☐ YES, I wish to subscribe to the Town's "What's New" email service to receive periodic notices about community events, services and issues. **My email address:** _____

For more information, visit the Town's web site at www.LosGatosCa.gov

**Town of Los Gatos
SPEAKER'S CARD**

DATE: 1/12/16

AGENDA #: _____

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**PRIOR TO GIVING YOUR TESTIMONY, PLEASE STATE
YOUR FIRST AND LAST NAME AND ADDRESS FOR THE RECORD.**

NAME: PLEASE
PRINT

Debra Cain

ADDRESS: _____

154 Maggi Court

CITY/STATE/ZIP: _____

Los Gatos CA 95032

REPRESENTING: _____

SUBJECT: _____

PHONE: _____

☐ YES, I wish to subscribe to the Town's "What's New" email service to receive periodic notices about community events, services and issues. **My email address:** _____

For more information, visit the Town's web site at www.LosGatosCa.gov

**Town of Los Gatos
SPEAKER'S CARD**

DATE: _____ AGENDA #: _____

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**PRIOR TO GIVING YOUR TESTIMONY, PLEASE STATE
YOUR FIRST AND LAST NAME AND ADDRESS FOR THE RECORD.**

NAME: PLEASE PRINT SHIRLEY RYAN

ADDRESS: 443 ALBERTO WAY

CITY/STATE/ZIP: LOS GATOS, CA 95032

REPRESENTING: LOS GATOS COMMONS AS A RESIDENT

SUBJECT: ALBERTO WAY PROJECT PHONE: 408-858-2221

☐ YES, I wish to subscribe to the Town's "What's New" email service to receive periodic notices about community events, services and issues. My email address: shirleyryan2001@gmail.com

For more information, visit the Town's web site at www.LosGatosCa.gov

**Town of Los Gatos
SPEAKER'S CARD**

DATE: _____ AGENDA #: _____

The Town of Los Gatos welcomes you and encourages your participation in the public process. The Speaker's Card is a tool for the Mayor or Chair to identify those who wish to speak, and to ensure the correct spelling of a speaker's first and last name when recording testimony in the official minutes of this meeting. Completion of this form is voluntary. *Please return this card to the Clerk/Recording Secretary.*

**PRIOR TO GIVING YOUR TESTIMONY, PLEASE STATE
YOUR FIRST AND LAST NAME AND ADDRESS FOR THE RECORD.**

PLEASE
PRINT

NAME:

MARTIN GOLDMAN

ADDRESS:

136 CUESTA DE LOS GATOS way

CITY/STATE/ZIP:

REPRESENTING:

SUBJECT:

401 ALBERGO way

PHONE:

925-285-2405



YES, I wish to subscribe to the Town's "What's New" email service to receive periodic notices about community events, services and issues. My email address: OTRA @ GOLDMAN.CS

For more information, visit the Town's web site at www.LosGatosCa.gov



January 20, 2016

Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Attention: Jennifer Savage

Subject: 401-409 Alberto Way

Dear Ms. Savage:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the NOP and site plans for 93,500 square feet of office use at the northwest corner of Saratoga Road and Alberto Way. We have the following comments.

Transportation Impact Analysis (TIA) Report

The October 2014 version of the VTA TIA Guidelines, which can be found at <http://www.vta.org/cmp/tia-guidelines>, include updated procedures for documenting auto trip reductions, analyzing non-auto modes, and evaluating mitigation measures and improvements to address project impacts and effects on the transportation system. For any questions about the updated TIA Guidelines, please contact Robert Swierk of the VTA Planning and Program Development Division at 408-321-5949 or Robert.Swierk@vta.org.

Trip Generation Assumptions

The assumptions about the project's trip generation and any trip reductions for the existing use should be clearly documented. The proposed project is described in the TIA Work Scope as a 93,500 square foot office project replacing an existing 30,000 square foot office building. Please see sections 2.1 (6) and 7.2 of the updated 2014 TIA Guidelines for guidance on trip generation assumptions for project sites with existing development rights.

Pedestrian Accommodations

VTA's review of the project materials shows that the proposed project frontages on Alberto Way and Los Gatos Saratoga Road consist of 5-foot wide attached sidewalks with landscaping placed behind the sidewalk. VTA recommends that that Town work with the applicant to widen the sidewalks and provide a buffer strip between pedestrians and automobiles with landscaping elements such as closely planted trees, shrubs, or light posts. Resources on pedestrian quality of service, such as the Highway Capacity Manual 2010 Pedestrian Level of Service methodology, indicate that such accommodations (which are sometimes called a 'continuous barrier') improve pedestrian perceptions of comfort and safety on a roadway.

The corner of Alberto Way and Los Gatos Saratoga Road adjacent to the project site has a wide turning radius which encourages higher auto speeds and reduces pedestrian comfort and safety. VTA

recommends squaring off this corner or otherwise reducing the speed of right turns, and providing other safety features such high-visibility crosswalks at this intersection.

Bicycle Accommodations

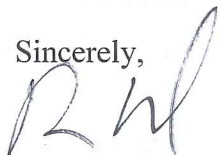
VTA is pleased that the amount of bicycle parking spaces (total of 40) provided exceeds the recommended amounts specified in the VTA Bicycle Technical Guidelines. However, the location of the bicycle parking spaces is not shown in the project materials. VTA supports bicycling as an important transportation mode and conveniently located bicycle parking for the project. Thus, VTA recommends that the project materials reflect the location of such spaces. For more information on bicycle systems and parking, please see the VTA Bicycle Technical Guidelines, which may be downloaded from http://www.vta.org/bike_information/bicycle_technical_guidelines.html.

Alberto Way/SR 9/SR 17 Ramp Improvement

In November 2015, VTA and Town of Los Gatos staff corresponded regarding planned improvements to the SR 9/SR 17 ramp along this project's boundary. VTA requests that the Town continue to coordinate with VTA and Caltrans on any proposed improvements. VTA also suggests that the Town and Caltrans consider moving the start of the HOV lane on the ramp downstream, away from the pedestrian crossing, to allow for a single-lane pedestrian crossing of the ramp.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,



Roy Molseed
Senior Environmental Planner

cc: Patricia Maurice, Caltrans
Brian Brandert, Caltrans

LG1502